

ORDINANCE NO. 877

AN ORDINANCE AMENDING CHAPTER 27 (ZONING ORDINANCE)
OF THE LODI CITY CODE AND THEREBY ESTABLISHING THE
FOLLOWING INDUSTRIAL DISTRICTS - C-M, M-1 AND M-2.

The City Council of the City of Lodi does ordain as follows:

Section 1. Section 27-12 of the Code of the City of Lodi is hereby
amended to read in full as follows:

Sec. 27-12. C-M, Commercial-Light Industrial District.

The following regulations shall govern except as otherwise provided
in Section 27-13:

(a) Uses Permitted.

1. All uses permitted in the C-2 District with the same requirements except that it shall be the declared intent and purpose of the C-M District to promote commercial and industrial enterprises and to prohibit residential subdivisions and residential building, except those dwellings for the express use of the owner or caretaker of properties in the C-M District .
2. Assembly of electrical appliances such as:
 - (i) Electronic instruments and devices.
 - (ii) Radios and phonographs, including the manufacture of small parts such as coils.
3. Auction houses or stores.
4. Automobile sales agency and the following accessory services:
 - (i) Automobile body and fender works, dismantling and used parts storage, operated and maintained wholly within an entirely-enclosed building.
 - ~~(ii)~~ (ii) Automobile painting, provided all painting , sanding and baking shall be conducted within an entirely-enclosed building.
 - (iii) Automobile and truck steam cleaning.
5. Tire rebuilding , recapping and retreading.
6. Bakery, bottling plant, soft drinks.
7. Boat building (limited to those craft which can be transported over a State highway without a permit).
8. Cabinet shop: building specialty dealer, including the sale of insulation, weather stripping, roofing, specialty doors and windows, metal awnings, and similar specialty items.

9. Car laundry, using assembly–line type process or other specialized processing service.
10. Carpet cleaning plant.
11. Ceramic products, manufacture of, including figurines, using only previously–pulverized clay and kilns fired only by electricity or low–pressure gas.
12. Cleaning and dyeing plant, laundry.
13. Contractor's storage yard.
14. Feed and fuel yard; farm machinery sales, storage, repair and rentals.
15. Frozen food lockers.
16. Glass studio, stained, etc.; glass edging, beveling and silvering in connection with the sale of mirrors and glass for decorating purposes.
17. Laboratory, experimental motion picture; testing.
18. Milk dealer, creamery or edible dairy products manufacture.
19. Parcel delivery service.
20. Plumbing, heating or air conditioning contractor.
21. Seed processing and packaging, treatment, storage and sale.
22. Sheet metal shop; tinsmith.
23. Upholstering shop.
24. Veterinary hospital.
25. Wholesale business, building and warehouse.

(b) Limitation on Permitted Uses. Every use in a C–M zone shall be subject to the following conditions:

- (i) All uses shall be conducted within a completely–enclosed building or within an area enclosed on all sides with a solid wall, screened fence or uniformly–painted fence not **less than six feet (6')** in height, except that uses permitted

in the open in the C-2 zone shall be permitted in the open in the C-M zone.

- (ii) No operation conducted on the premises shall cause an unreasonable amount of noise, odor, dust, mud, smoke, vibration or electrical interference detectable off the premises .

(c) Height and Area.

1. Building Height Limit: ~~Six~~ stories not to exceed seventy feet.
2. Building site area required: The minimum lot area shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of buildings.

(d) Minimum Yards.

1. Front yard: No lot in a C-M zone need provide a front yard except as required herein. When property classified as C-M comprises part of the remaining frontage of a block which is classified for residential purposes, the front yard in such C-M zone shall conform to the front yard required in the R-HD zone. When a front yard has been so provided, if the residential property constituting part or all of the remaining frontage is rezoned, a front yard equal to that which has been provided for the C-M property shall be required for property so rezoned. No building or structure shall be permitted in such yard.

2. Side yard: No side yard shall be required, except under the following conditions:

- (i) Whenever the side of a lot is adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten feet on the side of the lot adjacent to the zone boundary line.

(ii) A lot shall be required to have a side street side yard only when the side of the property classified as C-M comprises part of the frontage and part of the remaining frontage is classified for residential purposes, in which case the side street side yard in such C-M zone shall conform to the front yard required in the R-HD zone. When a side street side yard has been so provided, if the residential district property constituting part or all of the remaining frontage is rezoned, a yard facing on the street equal to that which has been so provided for the C-M property shall be required for property so rezoned. No building or structure shall be permitted in such yard.

3. Rear yard: No building shall be erected closer than fifteen feet to the rear lot line of any lot zoned for C-M purposes when such lot abuts upon property classified for residential purposes and no alley intervenes.

(e) . Building Placement.

1. No building shall occupy any portion of a required yard.
2. In the case of a reversed corner lot, no building shall be located closer to the side yard of the abutting lot to the rear than the width of the required side yard on such lot to the rear.

Section 2. Section 27-12 of the Code of the City of Lodi is hereby amended to add Section 27-12A to read in full as follows:

Sec. 27-12A, M-1 Light Industrial District.

The following regulations shall govern except as otherwise provided in Section 27-13:

(a) Uses Permitted.

1. All uses permitted in the C-M District with the same requirements, except that it shall be the declared intent and purpose of the M-1 District to promote commercial and industrial enterprises and to prohibit residential subdivisions and residential building, except those dwellings for the express use of the owner or caretaker of properties in the M-1 District.
2. Crop farming and pasturing of horses, cattle, sheep or goats, and the dwellings and outbuildings appurtenant to crop farming and pasturing; but excluding feeding lots, corrals, hog and poultry farming.
3. Assembling of typewriters, business machines and similar mechanical equipment.
4. Compounding and packing of cosmetics, pharmaceuticals and toiletries, but excluding soap and manufacture.
5. Food processing, packaging and storage, including edible dairy products, fruits, nuts, vegetables, blended foods, candies, non-alcoholic beverages, preserves, bakery goods and frozen foods; but excluding dehydrating of aromatic vegetables and spices, olive processing, vinegar manufacturing by fermentation, pickle manufacturing, sauerkraut manufacturing, butchering, slaughtering, eviscerating and fat rendering.
6. Bottling plants.
7. Manufacturing and assembling of jewelry, watches, clocks, precision instruments, appliances, musical instruments, bottles and other glass products which are produced from previously prepared materials; electric and electronic instruments and equipment; electric motors, toys, television and radio equipment, electric plating.

8. Manufacturing of leather goods, paper products , pens , pencils and artist supplies when such goods, products and supplies are made from previously-prepared materials.
9. Manufacturing of containers from previously-prepared materials when such process does not include enameling, lacquering or rubber coating.
10. Manufacturing and assembling of professional and scientific instruments, photographic and optical equipment.
11. Printing, publishing, bookbinding and paper sales.
12. Wholesale and storage warehouses.
13. Public utilities, including electrical receiving and/or transforming stations , service yards , radio, television and communication facilities , research institutions and administrative institutions.
14. Accessory uses normally incidental and secondary to the above permitted uses including storage of fresh fruit or vegetable containers, which are uniformly stacked and maintained at least one hundred feet from the nearest property line.

(b) Conditional Uses. In a M-1 zone the following uses are permitted. after first securing a conditional use permit from the Planning Commission in accordance with the procedures and requirements as set forth in Article 15 of this Ordinance.

1. Dwellings, when appurtenant and secondary to any permitted industrial use.
2. The outside storage of materials, merchandise supplies, equipment, wastes, incineration, sewerage disposal, or the storage of dangerous materials. All outside storage that requires space in excess of two hundred square feet shall be enclosed with a solid, ornamental, screened, or uniformly-painted wooden fence of not less than six feet in height.

3. Dray, freight or truck yard and railroad terminals.

(c) Height and Area.

1. Building Height Limit: Seventy feet.
2. Building site area required: The minimum lot area shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of building.

(d) Minimum Yards:

1. Front yard: Each lot shall maintain a front yard of not less than twenty feet in depth.
2. Side yard:
 - (i) Each interior lot shall maintain two side yards, each having a minimum width of ten feet.
 - (ii) On corner and reversed corner lots, the side yard which faces the street shall be twenty feet.
3. Rear Yard: Each lot shall maintain a rear yard of not less than ten feet,

(e) Building Placement.

1. No building shall occupy any portion of a required yard.
2. In the case of a reversed corner lot, no building shall be located closer to the side yard of the abutting lot to the rear than the width of the required side yard on such lot to the rear.

Section 3. Section 27-12 of the Code of the City of Lodi is hereby amended to add Section 27-12B to read in full as follows:

Sec. 27-12B. M-2 Heavy Industrial District.

The following regulations shall govern except as otherwise provided in Section 27-13:

(a) Uses Permitted.

1. All uses permitted in the M-1 District with the same requirements, except that it shall be the declared intent and purpose of the M-2

District to promote commercial and industrial enterprises and to prohibit residential subdivisions and residential building, except those dwellings for the express use of the owner or caretaker of properties in the M-2 District.

2. Aircraft factory.
3. Acetylene gas manufacture or storage.
4. Alcohol manufacture.
5. Ammonia, bleaching powder or chlorine manufacture.
6. Asphalt manufacture and refining.
7. Blacksmith shop.
8. Boiler works.
9. Brush, tile, cement or terracotta manufacture; including heavy tile products.
10. Concrete products manufacture.
11. Cotton gin or oil mill.
12. Freight classification yard.
13. Gas, processing and manufacturing.
14. Iron, steel, brass or copper foundry or fabrication plant.
15. Lamp black manufacture.
16. Natural gasoline, processing and absorption plants.
17. Oil cloth or linoleum manufacture.
18. Oil extracting and dehydration facilities or reduction.
19. Paint, oil, shellac, turpentine or varnish manufacture.
20. Paper pulp manufacture.
21. Petroleum or its fluid products, wholesale storage of.
22. Petroleum refining, together with all plants and facilities incidental to the operation thereof in connection with the manufacture of all present and future by-products of oil, petroleum, gas, gasoline and other hydrocarbon substances.

23. Petroleum: transportation and distribution of oil, petroleum, gas, gasoline and other hydrocarbon substance.
24. Plastics, manufacture of.
25. Potash works.
26. Railroad repair shop.
27. Roofing manufacture.
28. Rolling mill.
29. Salt works.
30. Soap manufacture.
31. Soda and compound manufacture.
32. Stone mill.
33. Stove and shoe polish manufacture.
34. Tar distillation or tar products manufacture.
35. Accessory uses, buildings and structures customarily incidental to the above.

(b) Conditional Uses. In a M-2 zone the following uses are permitted after first securing a use permit from the Planning Commission. No use permit shall be issued until the Planning Commission has conducted a public hearing and it has been determined that the public health, safety or general welfare will not be adversely affected.

1. Dwellings, when appurtenant and secondary to any permitted industrial use.
2. Auto wrecking yard.
3. Acid manufacture and reclaiming.
4. Blast furnace or coke oven.
5. Cement, lime, gypsum or plaster of paris manufacture.

6. Distillation of bones .
7. Drop forge industry.
8. Explosives, manufacture or storage.
9. Fat rendering.
10. Fertilizer manufacture.
11. Garbage, offal or dead animals reduction or dumping.
12. Glue, manufacture of.
13. Junk yard.
14. Oil extraction plants, other than petroleum products.
15. Refuse, disposal of.
16. Rubber, reclaiming or the manufacture of synthetic rubber or its constituents.
17. Rock crusher.
18. Storage or bailing of rags, paper, iron or junk.
19. Winery.
20. Accessory uses and buildings customarily incidental to the above.

(c) Height and Area.

1. Building height limit: One hundred feet.
Additional height allowed with use permit.
2. Building site area required: The minimum area shall be sufficient to provide the yard areas and parking spaces herein-after specified for the several types of buildings.

(d) Minimum Yards.

1. Front yard: No lot in a C-M zone need provide a front yard except as required herein. When property classified as M-2 comprises part of the remaining frontage of a block which is classified for residential purposes, the front yard in such M-2 zone shall conform to the front yard required in the R-HD zone. When a

front yard has been so provided, if the residential property constituting part or all of the remaining frontage is rezoned, a front yard equal to that which has been provided for the **M-2** property shall be required for property so rezoned. No building or structure shall be permitted in such yard.

2. Side yard: No side yard shall be required except under the following conditions:

(i) Whenever the side of a lot is adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten feet on the side of the lot adjacent to the zone boundary line.

(ii) A lot shall be required to have a side street side yard only when the side of the property classified as M-2 comprises part of the frontage and part of the remaining frontage is classified for residential purposes in which case the side street side yard in such M-2 zone shall conform to the front yard required in the R-HD zone. When a side street side yard has been so provided, if the residential district property constituting part or all of ~~the~~ remaining frontage is rezoned, a yard facing on the street equal to that which has been so provided for the M-2 property shall be required for property so rezoned. No building or structure shall be permitted in such yard.

3. Rear yard: Each lot shall maintain a rear yard of not less than ten feet.

(e) Building Placement.

1. No building shall occupy any portion of a required yard.
2. In the case of a reversed corner lot, no building shall be located closer to the side yard of the abutting lot to the rear than the width of the required side yard on such lot to the rear.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 2nd day of January, 1969


ROBERT HUNNELL, Mayor


Attest: Bessie L. Bennett, City Clerk

State of California,

County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 877 was introduced at a regular meeting of the City Council of the City of Lodi held December 18, 1968, and was thereafter passed, adopted and ordered to print at a regular meeting held January 2, 1969, by the following vote:

Ayes: Councilmen - BROWN, CULBERTSON, KIRSTEN,
SCHAFFER and HUNNELL

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 877 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.


City Clerk